

Final
Environmental Impact Report
SCH No. 2005051143
Volume II
Section 4.0 – 5.0

MISSION VILLAGE

Prepared for:
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Prepared by:



IMPACT SCIENCES, INC.
803 Camarillo Springs Road, Suite A
Camarillo, California 93012
Phone: (805) 437-1900



May 2011

Final Environmental Impact Report
SCH No. 2005051143
Volume II
Section 4.0 – 5.0

MISSION VILLAGE



Project No.	04-181
Vesting Tentative Tract Map No.	61105
SEA Conditional Use Permit No.	RCUP200500080
Oak Tree Permit No.	ROAK200500032
Oak Tree Permit No.	T200500043
Conditional Use Permit (Off-Site Improvements)	RCUP200500081
Parking Permit	RPKT200500011
Substantial Conformance	201000001

Prepared for:

Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Prepared by:



IMPACT SCIENCES, INC.
803 Camarillo Springs Road, Suite A
Camarillo, California 93012
Phone: (805) 437-1900



MAY 2011

**FINAL
ENVIRONMENTAL IMPACT REPORT
for
MISSION VILLAGE**

SCH No. 2005051143

County Project No. 04-181

Vesting Tentative Tract Map No. 61105

SEA Conditional Use Permit No. RCUP200500080

Oak Tree Permit No. ROAK200500032

Oak Tree Permit No. T200500043

Conditional Use Permit RCUP200500081

(Off-Site Improvements)

Parking Permit RPKT200500011

**Volume II
Section 4.0 – 5.0**

Prepared for:

Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Prepared by:

Impact Sciences, Inc.
803 Camarillo Springs Road, Suite A
Camarillo, California 93012
Phone: (805) 437-1900

May 2011

TABLE OF CONTENTS

Volume I

Section	Page
1.0 INTRODUCTION	1.0-1
2.0 TOPICAL RESPONSES, COMMENT LETTERS, AND RESPONSES TO COMMENT LETTERS	2.0-1
Topical Responses	
TR1 Newhall Ranch RMDP/SCP Project and Associated EIS/EIR	2.0-4
TR2 Bankruptcy-Related Comments	2.0-10
TR3 Internal Trip Capture Model and Methodology	2.0-13
TR4 Revised Project Design	2.0-26
TR5 Chloride	2.0-51
TR6 Water Quality	2.0-65
A. State/Federal Agencies	
A1 State of California Department of Conservation, dated November 18, 2010	2.0-86
A2 Dave Singleton, Native American Heritage Commission, November 9, 2010	2.0-99
A3 State of California, Governor's Office of Planning and Research, dated November 23, 2010	2.0-110
A4 Letter from Samuel Unger, P.E. Los Angeles Regional Water Quality Control Board, dated January 4, 2011	2.0-120
A5 State of California, Department of Transportation, dated December 30, 2010	2.0-147
A6 Edmund Pert, California Department of Fish and Game, January 3, 2011	2.0-171
A7 Antonio Gonzalez, Santa Monica Mountains Conservancy, November 8, 2010	2.0-176
B. Local County/CitiesAgencies	
B1 County Sanitation Districts of Los Angeles County, dated November 17, 2010	2.0-212
B2a County of Ventura, Resource Management Agency, dated November 21, 2010 ...	2.0-217
B2b County of Ventura, Watershed Protection District, dated November 1, 2010	2.0-219
B2c County of Ventura, Public Works Agency, Transportation Department, dated November 15, 2010	2.0-224
B2d County of Ventura, Air Pollution Control District, dated November 17, 2010	2.0-228
B3 County of Los Angeles Sheriff's Department, dated October 20, 2010	2.0-231
B4 Paul Brotzman, City of Santa Clarita, November 19, 2010	2.0-238
B5 County of Los Angeles Sheriff's Department, dated November 30, 2010	2.0-282
B6 County of Los Angeles Sheriff's Department, dated December 20, 2010	2.0-298
B7 County of Los Angeles, Department of Parks and Recreation, dated December 22, 2010	2.0-302
B8 John R. Todd, Los Angeles County Fire Department, December 28, 2010	2.0-304
B9 Letter from Tom Wolfington, P.E. Ventura County Watershed Protection District, dated January 4, 2011	2.0-324
C. Other Private Agencies/Groups	
C1 Ronald Meschner, West Ranch Town Council, November 8, 2010	2.0-344
C2 Jonas Peterson, Santa Clarita Valley Economic Development Corporation, November 8, 2010	2.0-346

C3	Cam Noltemeyer, Santa Clarita Organization for Planning and the Environment, November 9, 2010.....	2.0-348
C4	Letter from Friends of the Santa Clara River, Ron Bottorff, November 1, 2010	2.0-351
C5	Jason Weiner, Ventura Coastkeeper, November 8, 2010	2.0-387
C6	W. Susie Santilena, Heal the Bay, November 9, 2010.....	2.0-390
C7	John Shaffery, Santa Clarita Valley Chamber of Commerce, November 8, 2010 ...	2.0-392
C8	Antonio Gonzalez, Santa Monica Mountains Conservancy, November 8, 2010 (Renumbered as A7)	2.0-394
C9	Bill Gonzalez, Tribal Historic & Cultural Preservation, November 9, 2010	2.0-395
C10	Letter from Ventura Coastkeeper (Jason Weiner, M.E.M.), dated January 3, 2011	2.0-397
C11	Letter from Ventura Coastkeeper (Jason Weiner, M.E.M.), dated January 4, 2011	2.0-518
C12	Matthew Vespa, Center for Biological Diversity, January 4, 2011	2.0-549
C13	Katherine Squires, Sierra Club, January 3, 2011	2.0-673
C14	Lynne Plambeck, Santa Clarita Organization for Planning and the Environment, January 2, 2011.....	2.0-749
C15	Carolee Krieger, California Water Impact Network, January 4, 2011	2.0-783
C16	Ron Bottorff, Friends of the Santa Clara River, January 3, 2011	2.0-992
C17	Letter from Castaic Lake Water Agency (CLWA), dated January 13, 2011	2.0-1075
C18	Jan de Leeuw, TriCounty Watchdogs, January 20, 2011.....	2.0-1079
C19	Ron Bottorff, Friends of the Santa Clara River, January 3, 2011	2.0-1107
C20	Ron Bottorff, Friends of the Santa Clara River, January 3, 2011	2.0-1110
C21	Ron Bottorff, Friends of the Santa Clara River, January 3, 2011	2.0-1113
C22	Letter from Santa Clarita Organization for Planning and the Environment, Lynne Plambeck, March 16, 2011	2.0-1116
C23	Letter from Ventura County Agricultural Water Quality Coalition, April 27, 2011	2.0-1131

D. Private Citizens

D1	Malcolm Blue, November 8, 2010	2.0-1147
D2	Randy Martin, November 10, 2010.....	2.0-1149
D3	Barbara Wampole, November 9, 2010.....	2.0-1152
D4	Colleen Knopf, November 8, 2010.....	2.0-1155
D5	Sandra Knopf, November 9, 2010	2.0-1160
D6	Carol Winkler, November 8, 2010	2.0-1162
D7	Carole Lutness, November 8, 2010	2.0-1164
D8	Isaac Lieberman, November 8, 2010.....	2.0-1166
D9	John Paladin, November 8, 2010.....	2.0-1168
D10	Heather Wylie, November 9, 2010.....	2.0-1173
	Attachments to Letters C10 through C14 and C19 through C21 Provided on CD	2.0-1175

3.0	HEARING TESTIMONY AND RESPONSES.....	3.0-1
-----	--------------------------------------	-------

Volume II

4.0	REVISED DRAFT EIR PAGES.....	4.0-1
5.0	MITIGATION MONITORING PLAN.....	5.0-1

Appendices

Volume III

F1.0 Introduction Support Documentation

Land Use Plan Statistical Summary Table (Table 5.4-1 of the Specific Plan)
Park and Recreation Improvements Summary (Table 5.4-2 of the Specific Plan)
Infrastructure, Community Amenities, and Entitlements Status Summary (Table 5.4-3 of the Specific Plan)
CBRE Letter to Alex Herrell, January 18, 2011
Final Newhall Ranch Resource Management and Development Plan (Dec 3, 2010)
Final Spineflower Conservation Plan (Dec 3, 2010)
CDFG approved Master Streambed Alteration Agreement
CDFG-approved California Endangered Species Act Incidental Take Permit No. 2081-2008-012-05 (SCP spineflower)
CDFG-approved California Endangered Species Act Incidental Take Permit No. 2081-2008-013-05 (RMDP multi-species)
CDFG-approved CEQA findings (December 3, 2010)
CDFG-approved California Endangered Species Act Findings (December 3, 2010)

Volume IV

F1.0 Introduction Support Documentation (continued)

CDFG-approved Mitigation Monitoring and Reporting Plan and Appendices for the Newhall Ranch RMDP/SCP (December 3, 2010)
CDFG's Final Addendum/Additional Information (November 2010)
CDFG-approved Notice of Determination and Decision (filed December 3, 2010)
Newhall Final EIS/EIR Revised Section 4.1, Surface Water Hydrology and Flood Control
Newhall Final EIS/EIR Revised Section 4.2, Geomorphology and Riparian Resources
Newhall Final EIS/EIR Revised Section 4.6, Jurisdictional Waters and Streams
Table 4.23-8 Project Employment Generation Profile - OVOV General Plan Buildout.
Supplemental Fee Agreement, August 31, 2010

F4.1 Geotechnical and Soil Resources Documentation

Revised Soils Report

F4.2 Hydrology Documentation

Sediment Management Strategic Plan, Strategy 1, June 2005
Sediment Management Strategic Plan, Strategy 2, November 2005
Sediment Management Strategic Plan, Strategy 3, January 2006
Sediment Management Strategic Plan, Strategy 4, March 15, 2006
Long-Term Sediment Management Plan, July 14, 2010
Santa Clara River ML Revision Analysis, Drainage Concept Report (Pace, January 2008)

Volume V

F4.3 Biota Documentation

- ENTRIX, Inc., "Focused Special-Status Fish Species Habitat Assessment—Santa Clara River and Tributary Drainages, Newhall Ranch, Los Angeles County, California" (2009).
- CDFG letter to Los Angeles County, Samuel Dea, dated March 17, 2010, p. 2
- Life Histories of all Special Status Species Potentially Affected by the Newhall Ranch Specific Plan, Including the Mission Village Project
- Moilanen - Restoration Ecology, How Much Compensation is Enough? A Framework for Incorporating Uncertainty and Time Discounting When Calculating Offset Ratios for Impacted Habitat
- Norton – Biodiversity Offsets: Two New Zealand Case Studies and an Assessment Framework

Volume VI

F4.3 Biota Documentation (continued)

- Conceptual Wetlands Mitigation Plan (Dudek 2007)
- Corps draft 404 (b)(1) alternatives analysis, p. 55-56
- Responses to Letter from Coastal Conservancy, dated August 4, 2010, entitled "Subject: Comments on Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan Final EIS/EIR."
- Draft Conceptual Wetlands Mitigation Plan for the Mission Village Project, Santa Clara River, Los Angeles County, California (Dudek, May 2011).

F4.5 Traffic/Access Documentation

- Excerpt, Draft 2010 Congestion Management Program, Metro, Appendix A, Guidelines for Biennial Highway Monitoring, 2009 CMP Freeway Monitoring Stations and Levels of Service
- Excerpt, High Occupancy Vehicle Guidelines for Planning, Design and Operations, Caltrans (August 2003)
- Excerpt, Section 4.8, Traffic, Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan Environmental Impact Statement/Environmental Impact Report (SCH No. 2000011025)
- Traffic and Transportation/Pedestrian and Bicycle Facilities Section, I-5 HOV/Truck Lanes Project SR-14 to Parker Road Final Environmental Impact Report/Environmental Assessment with Finding of No Significant Impact
- I-5 PA&ED HOV & Truck Lanes - SR-14 to Parker Road Traffic Study, Austin-Foust Associates, Inc. (October 2007), pp. 17, 19, 27
- District 7 Projects, I-5/SR-14 Direct HOV Connector (Current), Caltrans website accessed 1/31/2011
- Mission Village (Newhall Ranch) - I-5 Share Calculations, Austin-Foust Associates, Inc. (March 8, 2011)
- Mission Village Traffic Impact Analysis – Existing Plus Project Scenario, Austin-Foust Associates, Inc. (March 1, 2011)
- Long-Range Buildout Conditions Without Potrero Canyon Road Bridge, AFA (February 22, 2011)

Volume VI (continued)

F4.5 Traffic/Access Documentation (continued)

Technical Memorandum, Mission Village Revised Project Trip Generation Estimates, Austin-Foust Associates, Inc. (March 8, 2011)
Mission Village Traffic Impact Analysis - Supplemental Freeway Analysis, AFA (November 16, 2010)
Revised Pages, Mission Village Traffic Impact Analysis, AFA (October 2010; March 2011)
Excerpts, North Valencia Annexation Area Traffic Study, AFA (July 31, 1997); North Valencia Specific Plan No. 2 Traffic Study, AFA (March 2, 1999)
One Valley One Vision Valley-Wide Traffic Study, AFA (June 2010)
Mission Village - Response to Comments Analysis Technical Memorandum, Austin-Foust Associates, Inc. (April 29, 2011)
Traffic Mitigation Agreement Fair Share Payment, Austin-Foust Associates, Inc.

F4.6 Noise Documentation

IHC Merwede, IHC Hydrohammer Pile Driving Equipment, 2011. Support Documentation

Volume VII

F4.8 Water Service Documentation

Development of Flow Criteria for the Sacramento-San Joaquin Delta Ecosystem, August 3, 2010
Letter from Alex Herrell, Director, Community Development, to Sam Dea, Supervising Regional Planner, Los Angeles County Department of Regional Planning, dated April 7, 2009
Notice of Settlement and Dismissal from Newhall Ranch Specific Plan Program EIR Litigation
Water Quality Data from Newhall Ranch Additional Administrative Record (AAR-107:116214-276)
Applicant's letter to the County, along with a letter from the Semitropic Water Storage District dated Feb. 22, 2010
Revised U.S. EPA Permit Application for Class I Non-Hazardous Injection Well(s) Area Permit," prepared by WZI, Inc., dated November 2008
Table 6 of DWR Bulletin 123-09
Provost & Pritchard, November 23, 2002. Evaluation of Available Capacity in the California Aqueduct from Reach 10A to Reach 30
Smelt Opinion (United States District Court)

F4.9 Wastewater Disposal Documentation

Interconnection Agreement Between County Sanitation Districts Nos. 26 and 32 of Los Angeles County and the Newhall Land and Farming Company

F4.16 Agricultural Resource Documentation

California Resources Agency, memorandum dated May 4, 2005 (regarding the CEQA review of projects affecting agricultural resources)

Volume VII (continued)

F4.19 Environmental Safety Documentation

Limited Soil Vapor Survey dated April 2011

F4.20 Cultural/Paleontological Resources Documentation

Corps-SHPO-Newhall Programmatic Agreement

F4.22 Water Quality Documentation

Memorandum Attachments, "Upper Santa Clara River Chloride TMDL Reconsideration and Conditional Site Specific Objectives for Chloride and Interim Wasteload Allocations for Sulfate and Total Dissolved Solids Staff Report"

Final California 2010 Integrated Report

Weather Station Data (instream monitoring data collected by VCK)

Heal the Bay letter and the County's responses to the letter

Assessment of Future Surface Water Conditions in the Dry Gap of the Santa Clara River
SCVSD memorandum to the County Board of Supervisors, dated March 8, 2011

Geosyntec evaluated the Horner study, Investigation of the Feasibility and Benefits of
Low-Impact Site Design Practices, (Geosyntec, 2008)

GSI Water Solutions, Inc., Assessment of Future Surface Water Conditions in the Dry Gap
of the Santa Clara River (April 2008)

Antecedent Rainfall versus Algal Mat

Responses to Comments from Letter from Friends of the Santa Clara River, January 21,
2007

Responses to Comments from Letter from California Regional Water Quality Control
Board – Los Angeles Region, January 22, 2007

Responses to Comments from Letter from County of Ventura, Resource Management
Agency, January 19, 2007

LID Water Quality Modeling Methodology (Addendum to Apx B of the Mission Village
Water Quality Technical Report, Sept 2010)

Mission Village LID Performance Standard

The Sanitation Districts' memorandum, along with the SCOPE letter and transcript of the
oral testimony

Final responses to the letter from RWQCB dated August 3, 2010

Responses to comments from letter from USEPA dated August 6, 2010

Substitute Environmental Document for the Upper Santa Clara River Chloride TMDL
Reconsideration and Conditional Site Specific Objectives

F4.23 Global Climate Change Documentation

Newhall Ranch Villages Mixed-Use VMT Estimate Memorandum (Fehr & Peers, March
11, 2011)

LIST OF FIGURES

Figure	Page
F-1 Plant Communities at the Revised Mission Village Project Site	2.0-28
F-2 Additional Spineflower Preserves at the Revised Mission Village Project Site.....	2.0-29
F-3 Revised Vesting Tentative Tract Map	2.0-30
1 Mission Village LID BMP Performance Standard.....	2.0-66
2 Mission Village Land Use	2.0-71
3 Mission Village Infiltration Feasibility Screening.....	2.0-73
4 Mission Village Treatment Map	2.0-74

LIST OF TABLES

Table	Page
TR4-1 Mission Village Revised VTTM Statistical Summary	2.0-31
TR4-2 Plant Community/Land Use Impact Summary	2.0-35
TR6-1 Model Input Requirements and Assumptions.....	2.0-68
TR6-2 Summary of Scenarios Analyzed.....	2.0-70
TR6-3 Predicted Average Annual Runoff Volume and Pollutant Loads.....	2.0-72
TR6-4 Predicted Average Annual Pollutant Concentrations	2.0-75
TR6-5 Comparison of Predicted TSS, Nutrient, and Chloride Concentrations for the Mission Village Project Area with Water Quality Objective, TMDLs, and Observed Concentrations in Santa Clara River Reach 5.....	2.0-76
TR6-6 Comparison of Predicted Trace Metal Concentrations for the Mission Village Project Area with Water Quality Criteria and Observed Concentrations in Santa Clara River Reach 5.....	2.0-78
TR6-7 Predicted Average Annual Combined Runoff Volume and Pollutant Loads for the NRSP, Legacy Village, Entrada, and Valencia Commerce Center Projects.....	2.0-81
TR6-8 Predicted Average Annual Combined Pollutant Concentrations for the NRSP, Legacy Village, Entrada, and Valencia Commerce Center Projects	2.0-82
TR6-9 Comparison of Predicted Pollutant Concentrations for the NRSP, Entrada, Legacy Village, and Valencia Commerce Center Projects with Water Quality Criteria and Observed Concentrations in Santa Clara River Reach 5.....	2.0-83
A5-7-1 Freeway Volumes and V/C Ratios – 2021 Conditions	2.0-160
A5-7-2 Freeway Volumes and V/C Ratios – 2035 Buildout Conditions	2.0-164
B4-11-1 Land Use and Trip Generation Summary – Alternative 3.....	2.0-252
B4-11-2 Roadway ADT Comparison – Alternative	2.0-253
B4-11-3 ICU and LOS Summary – Buildout 2035 Cumulative Conditions With and Without Alternative 3	2.0-255
B4-11-4 Significant Impact Comparison – Proposed Project and Project Alternative 3	2.0-257
B4-11-5 Off-Site Mitigation Measures for Alternative 3 Impacts – Buildout 2035 Cumulative Conditions.....	2.0-258
B4-11-6 ICU and LOS Summary – Buildout 2035 Cumulative Conditions with Alternative 3 and Mitigation.....	2.0-259
B4-17-1 Westbound Approach Volume Summary – Lyons Avenue at I-5 NB Ramps.....	2.0-264
B4-17-2 ICU and LOS Summary – Buildout 2035 Cumulative Conditions with Alternative Mitigation.....	2.0-266

LIST OF TABLES (continued)

Table	Page
B4-18-1 McBean Parkway/Newhall Ranch Road Delay and LOS Summary 2021 Cumulative Conditions with Alternative Mitigation	2.0-268
B4-20-1 Orchard Village/Wiley Canyon Queue Summary	2.0-270
B4-21-1 ICU and LOS Summary – Project Buildout 2021 Cumulative Conditions with Alternative Mitigation.....	2.0-272
B4-24-1 McBean Parkway Bridge Capacity Analysis.....	2.0-276
C10-23-1 Nutrient Loads from Santa Clara River POTWs from the TMDL Staff Report.....	2.0-452
C10-23-2 Comparison between Predicted Project Stormwater Nutrient Loads and POTW Nutrient Load from the TMDL Staff Report	2.0-452
C10-47-1 Estimated Average Annual Runoff Volume and Pollutant Loads for Mission Village and Newhall Ranch WRP Effluent	2.0-474
C10-47-2 Estimated Average Annual Pollutant Concentrations for Runoff from Mission Village and Newhall Ranch WRP Effluent	2.0-475
C10-47-3 Comparison of Estimated TSS, Nutrients, and Chloride Concentrations for Mission Village Runoff and WRP Effluent with Water Quality Objectives, TMDLs, and Observed Concentrations in Santa Clara River Reach 5.....	2.0-476
C10-47-4 Comparison of Estimated Trace Metal Concentrations in Stormwater from Mission Village and WRP Effluent with Water Quality Criteria and Observed Concentrations in Santa Clara River Reach 5.....	2.0-477
C10-47-5 Estimated Average Annual Runoff Volume and Pollutant Loads for Specific Plan, VCC, Entrada, and Legacy Village Planning Areas and Newhall Ranch WRP Effluent	2.0-479
C10-47-6 Estimated Average Annual Pollutant Concentrations for Runoff from the Specific Plan, VCC, Entrada, and Legacy Village Planning Areas and Newhall Ranch WRP Effluent.....	2.0-480
C10-47-7 Comparison of Estimated TSS, Nutrients, and Chloride Concentrations for the Specific Plan, VCC, Entrada, and Legacy Village Planning Area Runoff and WRP Effluent with Water Quality Objectives, TMDLs, and Observed Concentrations in Santa Clara River Reach 5.....	2.0-481
C10-47-8 Comparison of Estimated Trace Metal Concentrations in Stormwater from the Specific Plan, VCC, Entrada, and Legacy Village Planning Areas and WRP Effluent with Water Quality Criteria and Observed Concentrations in Santa Clara River Reach 5.....	2.0-482
C10-54-1 Modeled Existing Conditions.....	2.0-488
C10-65-1 LA County Land Use Monitoring Stations Available for Water Quality Modeling.....	2.0-495
C10-65-2 Arithmetic Means from Lognormal Statistics for Modeling Pollutant Concentrations.....	2.0-497
C10-66-1 Comparison of Mineral Basin Plan Objectives with Mean Measured Values in LA County	2.0-499
C10-70-1 Proposed 2008 CWA Section 303(d) List of Water Quality Limited Segments -- Santa Clara River	2.0-503
C18-15-1 ICU and LOS Summary – Existing Conditions With and Without Project.....	2.0-1091
C18-15-2 Mitigation Measures for Project Intersection Impacts – Existing Conditions With Project.....	2.0-1093
C18-15-3 ICU and LOS Summary – With Mitigation	2.0-1094
C18-15-4 Freeway Volumes and V/C Ratios – Existing Plus Project Conditions	2.0-1095
C18-15-5 Freeway Volumes and V/C Ratios – Existing Plus Project Plus Mitigation Conditions	2.0-1099
C18-16-1 SCVCTM Cordon Summary.....	2.0-1100